

*Serving the Sisters, Camp Sherman and Black Butte Ranch Areas*



# Ponderosa Properties LLC

*The Locals' Choice!*

REALTORS AND PROPERTY MANAGEMENT

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www.PonderosaProperties.com

221 S. Ash St. | PO Box 1779, Sisters



**THE CHANCE OF A LIFETIME.**

This parcel is 20 acres, in a zone that allows you to partition into 2-10 acre homesites! Easy access, in the Sisters School District and a trot to public lands. The Three Sisters Mountain view opens up as you crest the slight rise. What a beautiful, private spot for a new home! Your house, shop, and barn are all allowed. Live on all 20 acres or partition and sell off 10 acres, or invest in this land and sell both properties. Bring your boots, let's walk the property corners! **\$397,000.** MLS#201607602



**FOREST LAND**

156-acre forest parcel located 10 miles NE of Sisters. Borders Deschutes National Forest. Property is well stocked with mature ponderosa pine through the valley and up the slopes of Stevens Canyon. The mix of juniper/pine forest on the upper plateau provides beautiful character and views over the adjacent forest land. Wildlife abounds throughout this remote, yet easily accessible property. Parcel is three separate tax lots, all deemed unbuildable by Deschutes County. **\$199,000.** MLS#201602371



**GREAT BUILDING OPPORTUNITY**

A prime homesite located in Aspen Lakes Golf Estates. Wonderful southern exposure to provide natural light for your future home. Prominent building area set back from the street and overlooking green fairways and the mountains. Gated community with private clubhouse, pool, spa, tennis and more. World-class golf course and wonderful restaurant open to the public. Quiet streets with room to stroll. Purchase includes 2 years golf membership for two. Lot is designed to connect to operating DEQ-approved sewer. **\$299,000.** MLS#201608941



**RIVER-FRONT AND MOUNTAIN VIEWS!**

One of the few remaining buildable lots along the Deschutes River with 75' of water frontage, National Forest across the river. Established neighborhood on a quiet, dead-end street. Lots of wildlife, including deer, eagles and osprey. Elk have been known to winter in the area. Minutes to Old Mill District and downtown Bend. BMRPD is working on plans for a future footbridge for river trail access. Fabulous location for a vacation home or permanent residence **\$299,000.** MLS#201605172



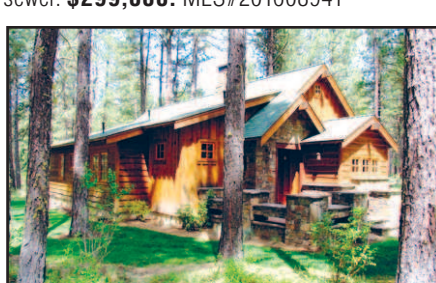
**279 N. WHEELER LOOP**

What a wonderful place for your retirement home! 55+ gated secure community close to shopping, churches and all of Sisters year-round activities. HOA fee includes some landscaping and sprinkler maintenance. This is hard-to-find affordability in Central Oregon OR let alone in Sisters! Clubhouse and fitness area for you, too. Start planning for your future NOW. It's an opportunity you will not want to pass up. **\$55,000.** MLS#201609969



**70019 MEADOW VIEW ROAD**

Look no further – live here all the days of your life! You'll truly appreciate the real estate adage "location, location, location" when you feast your eyes on this private full acre set on lush green High Meadow with snow-capped vistas of the Cascade Mountain Range and Indian Ford Creek. Wildlife abounds. Deschutes Trust and USFS lands nearby. Wall of windows plus deck to the view and for those sizzling sunsets and starry nights of Sisters. Enjoy original-owner vaulted T&G beam ceiling cabin now and later bring your contractor to bid master suite addition, etc. This is truly a rare find! **\$469,000.**



**13375 SW FOREST SERVICE RD.**

One quarter share interest in this beautiful 3 bdrm, 3 ba cabin at historic Lake Creek Lodge in Camp Sherman. Features modern amenities with the feel of yesteryear. Built in 2010 and furnished with a combination of antiques and quality reproduction pieces, the cabin features fir plank floors, knotty pine paneling, stone/gas fireplace, butcher block countertops, gas cooktop, farm kitchen sink, tile bathroom floors & showers, washer/dryer, cedar decks, stone exterior accents & locked owner storage. **\$205,000.** MLS#201604645



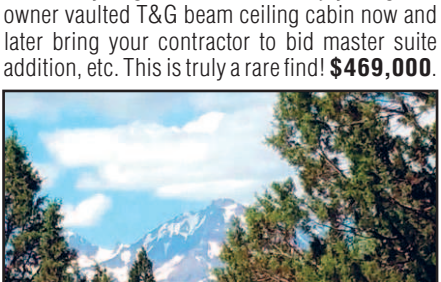
**NEAR THE DESCHUTES RIVER**

Climb the slight ridge and the mountain views open big and wide from Mt. Hood to Broken Top. Every peak is visible as well as the valley below. Bordering BLM directly on the eastside. Paved access, underground utilities, existing well and septic available. Enjoy the quiet setting and night sky in this beautiful secluded corner of Deschutes County. **\$395,000.** MLS#201506281



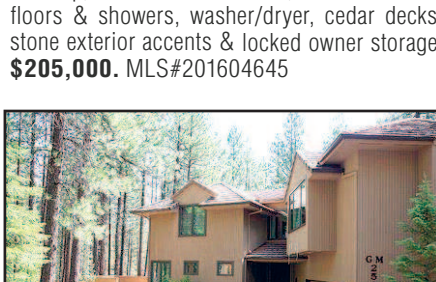
**PREMIUM LAKEFRONT...**

...homesite in Aspen Lakes Golf Estates. 1.27 acres with nice pine trees and water views. Protective CC&R's in this gated community of fine homes. 2 years of golf membership included with the purchase. Utilities to the lot line. Just minutes to the town of Sisters. **\$399,000.** MLS 201506535



**FILTERED MOUNTAIN VIEWS**

7+ acres, septic approved, property corners located, power close-by. Needs well, close-in yet great access to Sisters, Bend and Redmond, in the Sisters School District. Level-to-rolling terrain with mountain views. Owner will consider terms. **\$249,500.** MLS#201607438



**GLAZE MEADOW 251**

Enjoy private resort living in this spectacular home! The greatroom features an open kitchen, generous dining area and a spacious living room featuring a river rock fireplace. The master suite is on the main floor and features a fireplace. Guest bedroom and bath is also on the main floor with two bedrooms up and a bonus room/office (could be used for extra sleeping arrangements). This home has a beautiful new deck with built-in spa. A must see property! **\$845,000.** MLS#201608255



**BEAUTIFUL LOT IN CAMP SHERMAN...**

...with a huge view of Black Butte, overlooking open space/meadow with southern exposure. Underground electric, telephone and water available, with paved street. Ownership includes common-area creek basin, seasonal swimming pool, tennis courts, trails and much more. Close to National Forest, the Metolius River, Hoodoo Ski Bowl and Black Butte Ranch golf. Year-round recreation available over your door. **\$129,500.** MLS#201507794



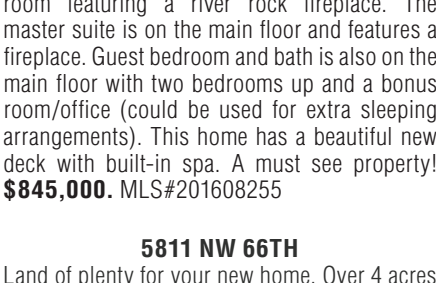
**FOUR PRIME LOTS IN PINE MEADOW VILLAGE**

Prime Pine Meadow Village lots in a cluster. Three of the 7 have been built and plans are available for the remaining lots. Lots can be purchased as a group or individually. Close to town and **THE BEST DEAL IN PINE MEADOW VILLAGE!** **\$110,000/each.** MLS#s: 201602888, 201602889, 201602891, 201602894



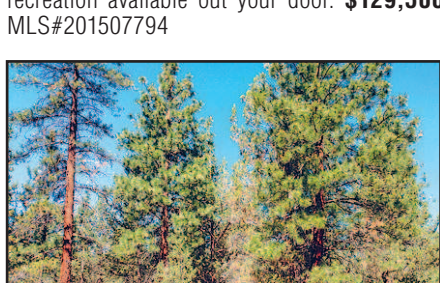
**68995 BARCLAY CT.**

15+ acres close to town. Horse property, with natural meadow that sub-irrigates part of the year. Seasonal creek the full length of the back of the property. Paved road access. Rare to find acreage close-in to Sisters. **\$189,500.** MLS#201610083



**5811 NW 66TH**

Land of plenty for your new home. Over 4 acres in the Tetherow Crossing neighborhood to build that new home. Sandy, grassy areas mix in-between interesting rock formations. The Seller's custom-drawn, engineered home plans may be included in this purchase. House was to be located on the outcropping for the best mountain view! Horses and shops allowed. Add in privacy, and a paved road...a dream waiting for you. **\$157,000.** MLS#201602461



**17786 WILT ROAD**

6+ acres with pine and juniper trees. Currently not a legal buildable lot. Needs well and septic system. Power not currently available. Remote and private. Approximately 9 miles from Sisters. Owner will consider terms. **\$65,000.** MLS#201606229

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